



# STATEMENT OF INFORMATION

125 SANCTUARY LAKES SOUTH BOULEVARD, POINT COOK, VIC 3030

PREPARED BY SACHIN KHERA, THE ELET WYNDHAM CITY, PHONE: 0433110100



**THE ELET**  
RESIDENTIAL • DEVELOPMENTS • LAND • PROJECTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 125 SANCTUARY LAKES SOUTH

 4  4  4

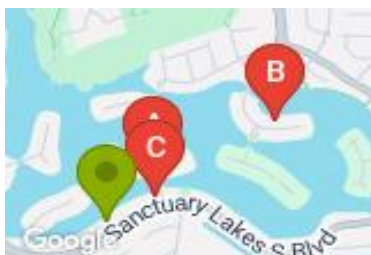
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$2,750,000 to \$2,850,000**

Provided by: Sachin Khera, THE ELEET WYNDHAM CITY

## MEDIAN SALE PRICE



### POINT COOK, VIC, 3030

#### Suburb Median Sale Price (Unit)

01 October 2024 to 30 September 2025

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 3 RHODE ISLAND CL, POINT COOK, VIC 3030

 5  5  3

#### Sale Price

**\$3,200,000**

Sale Date: 03/05/2025

Distance from Property: 228m



### 12 SPINNAKER RISE, POINT COOK, VIC 3030

 5  5  2

#### Sale Price

**\$3,060,000**

Sale Date: 12/02/2025

Distance from Property: 656m



### 145 SANCTUARY LAKES SOUTH BVD, POINT

 6  3  2

#### Sale Price

**\$2,760,000**

Sale Date: 02/04/2025

Distance from Property: 182m



This report has been compiled on 09/12/2025 by THE ELEET WYNDHAM CITY. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

125 SANCTUARY LAKES SOUTH BOULEVARD, POINT COOK, VIC 3030

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$2,750,000 to \$2,850,000

Median sale price

Median price

Property type

House


Suburb

POINT COOK

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 RHODE ISLAND CL, POINT COOK, VIC 3030	\$3,200,000	03/05/2025
12 SPINNAKER RISE, POINT COOK, VIC 3030	\$3,060,000	12/02/2025
145 SANCTUARY LAKES SOUTH BVD, POINT COOK, VIC 3030	\$2,760,000	02/04/2025

This Statement of Information was prepared on:

09/12/2025